

UNIQUE LINEAR PARKS

LIVABILITY SPINES



Livability Spines are linear parks along roadways that provide pedestrian and bicycle connections while hosting a variety of active and passive recreational uses. Through programmed outdoor activities and amenities such as outdoor dining areas and playspaces, Livability Spines function as “main streets” and community gathering places that foster vibrant street life.

ECOLOGICAL SPINES



A type of linear park formed by “daylighting” covered streams and by enhancing existing streams and riparian buffer areas, Ecological Spines can serve a range of ecological, recreational, and educational purposes while connecting people with nature. Ecological Spines augment downstream health and offer the potential for habitat creation through the integration of native plants.

CHAPTERS

DOCUMENT CONTENT BY CHAPTER

CHAPTER 1 - INTRODUCTION

Introduces the District Guidelines and explains how and where they should be applied.

CHAPTER 2 - VISION AND URBAN DESIGN FRAMEWORK

Presents the vision and urban design framework for the entire area.

CHAPTER 3 - PUBLIC REALM FEATURES

Provides urban design guidance for major public realm features, including streetscape paving and furnishings, trees, linear parks, and stormwater management facilities.

CHAPTER 4 - BUILDING DESIGN

Contains building design recommendations related to building form and massing, facade treatments, and townhome design.

CHAPTER 5 - RICHMOND HIGHWAY TRANSIT BOULEVARD STREETScape & FRONTAGE

Contains recommendations specific to the Richmond Highway Transit Boulevard streetscape and frontage, including streetscape zones, the Building Zone and frontages within both CBCs and SNAs, and Transit and Intersection Plazas.

CHAPTER 6 - CBC-SPECIFIC GUIDELINES

Provides CBC-specific guidance for urban design elements that shape and reinforce the unique character of each CBC.

CHAPTER 7 - USES REQUIRING SPECIAL CONSIDERATIONS

Addresses uses that require special design considerations, such as drive-through uses, gas stations, big box retail, transitional screening and interim streets.

CONTACT



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VOLUME II DISTRICT DESIGN GUIDELINES RICHMOND HIGHWAY

The Urban Design Guidelines for Fairfax County's Commercial Revitalization Districts/Areas (CRDs/CRA) are contained in two documents:

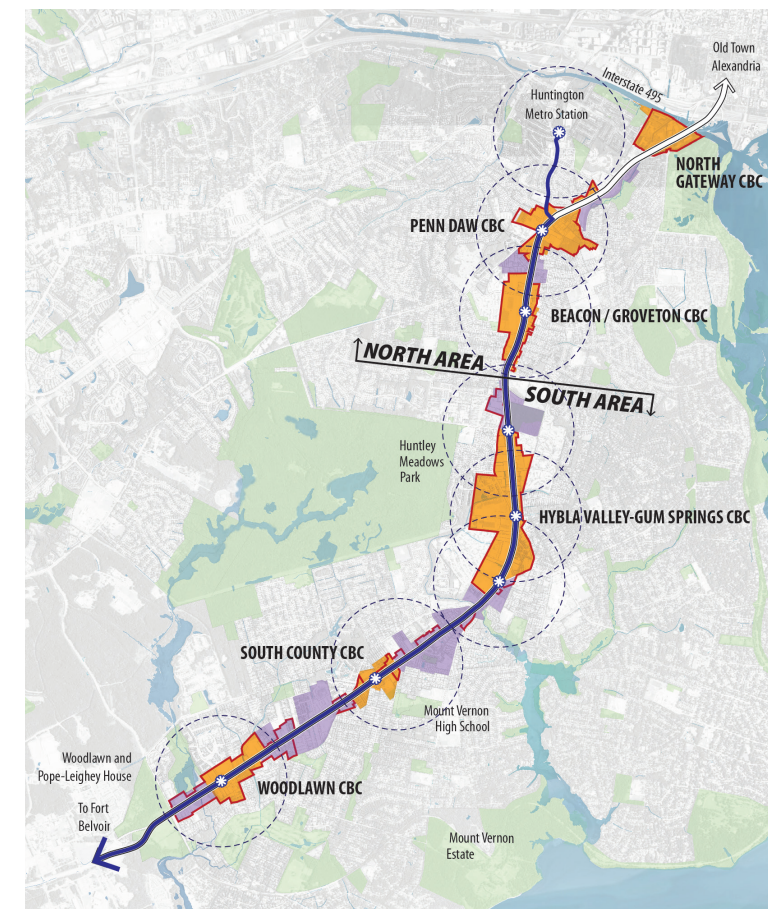
- Volume I: Urban Design Guidelines for Fairfax County's Commercial Revitalization Districts and Areas contains urban design principles and strategies that are applicable generally to all of the CRDs and CRAs.
- Volume II: District Design Guidelines (District Guidelines) contains urban design guidelines that are tailored specifically for each CRD or CRA.

Along with Volume I, Volume II: District Design Guidelines serves as a companion document to the Embark Richmond Highway Comprehensive Plan by providing urban design guidance for the Richmond Highway area. The Comprehensive Plan describes desired land uses and levels of intensity of development, and provides general guidance on built form and open space. The *District Design Guidelines* build on the Comprehensive Plan by providing more-detailed guidance regarding the desired character of the built environment—including site design, building massing, streetscapes, materials and style, plazas, parks, and landscaped areas as well as the treatment of interim conditions.

ORGANIZATION OF DISTRICT DESIGN GUIDELINES

The Richmond Highway area is envisioned both as a cohesive place, with a distinctive yet unified appearance, and as a collection of unique CBCs with their own identities. To balance these two priorities, the *District Design Guidelines* consist of three “layers” of design guidelines, each described further on the following pages:

- **Area-wide elements** that create a consistent identity and appearance for the entire Richmond Highway area
- **North Area and South Area** guidance to reinforce the shift in character from north to south
- **CBC-specific** guidance to highlight the urban design features that give each CBC its unique identity

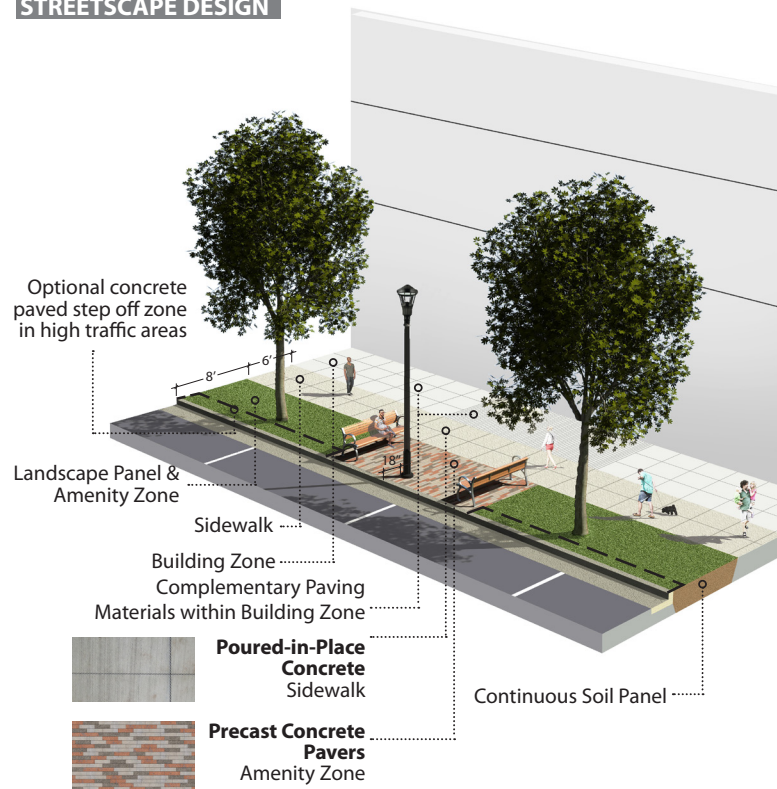


1 AREA-WIDE ELEMENTS

CONSISTENT STREETScape

Consistent streetscapes, including a **common palette of paving materials and street lighting**, will tie together the Richmond Highway area. The Richmond Highway Transit Boulevard will become a strong, cohesive spine that ties together the CBCs and SNAs along it. A series of **BRT station plazas** will highlight each station area and provide a transition to pedestrian-oriented environments within the CBCs. Streetscapes within CBCs will follow the general design scheme shown in the graphic.

STREETSCAPE DESIGN

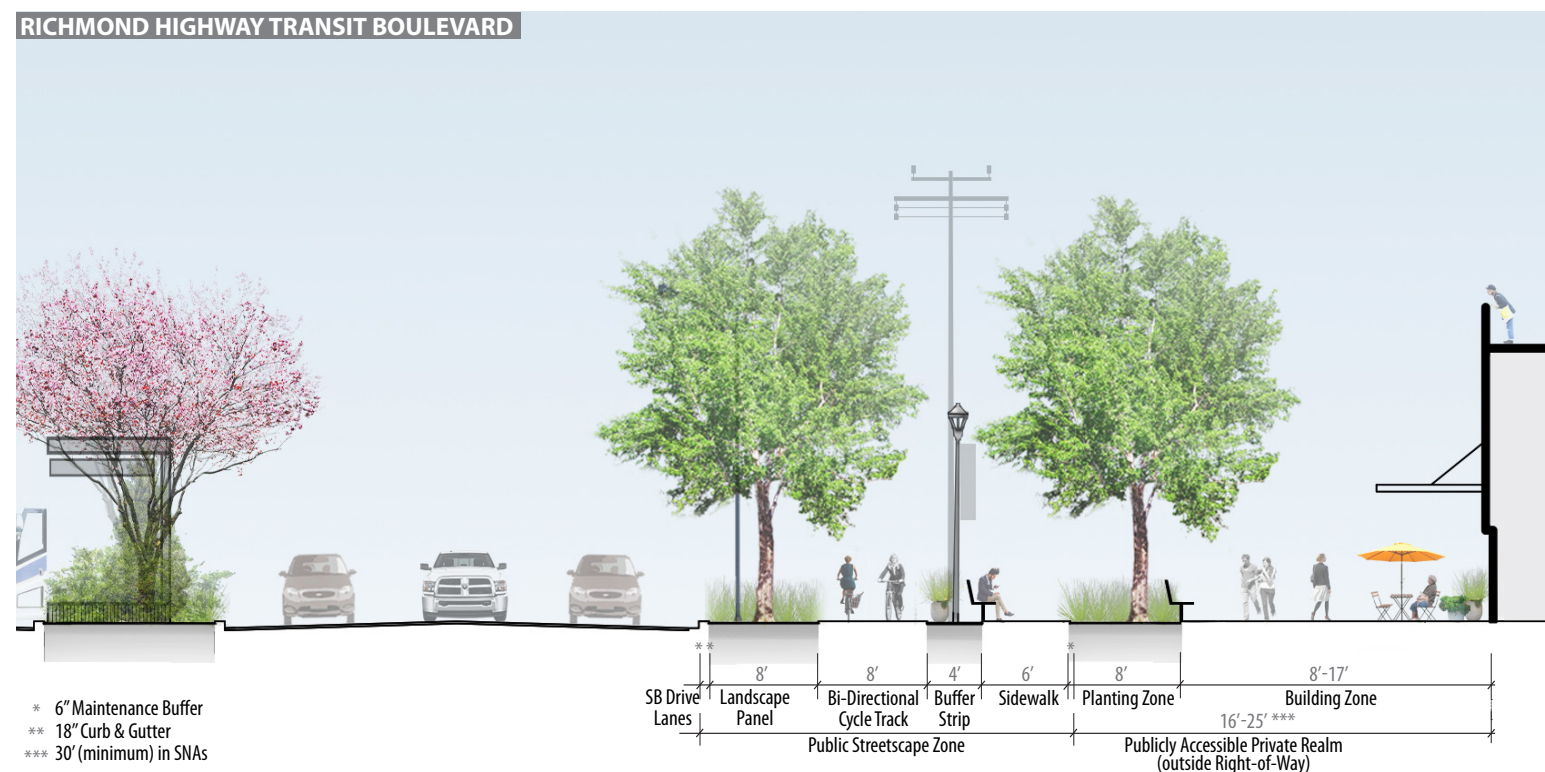


DESIGN THEMES

The Comprehensive Plan contains core urban design themes that constitute the vision for the Richmond Highway area and provide an overarching framework for the *District Design Guidelines*. These include:

- **LEGACY:** The Richmond Highway area's rich history should be expressed through its design. Historic sites, structures, and viewsheds should be preserved and protected. The history and physical remains of other "legacy features," such as the historical Route 1 alignments and former airfields, should be incorporated, interpreted, and commemorated in the design of public spaces and streetscapes.
- **ECOLOGY:** Urban design should strengthen the relationship between people and nature throughout the Richmond Highway by preserving and restoring the area's ecological resources. Incorporating unique ecological features, such as Ecological Spines, into urban design will improve people's access to, and awareness of these resources.
- **CONNECTIVITY:** Building on the Comprehensive Plan's multimodal transportation vision, the District Design Guidelines provide the design details the new transportation infrastructure, from the design of the Richmond Highway Transit Boulevard and BRT station areas to the interconnected networks of streets within CBCs. The result is a connected and accessible network of transportation
- **PLACEMAKING:** A focus on placemaking will define the look and feel of the area and while establishing distinct identities for individual CBCs. Sense of place is created through the distinctive forms and facades of buildings and the unique public spaces within each CBC and along Richmond Highway.

RICHMOND HIGHWAY TRANSIT BOULEVARD



2 NORTH AND SOUTH AREAS

NORTH AND SOUTH DESIGN FEATURES

To reinforce the differences in context and character between the northern segment of the Richmond Highway area (North Area) and the southern segment (South Area), **furnishings, interpretive and wayfinding signage, and building design** are treated differently in each area.

- A more **contemporary aesthetic is recommended for the North Area** CBCs (from the North Gateway through the Beacon/Groveton CBC) through the use of contemporary furnishing and architectural form and character that matches the contemporary feel of this area.
- A more **traditional aesthetic is recommended for the South Area** CBCs (from Hybla Valley-Gum Springs CBC through the Woodlawn CBC), and is expressed through more traditional furnishings, architectural forms, and façade and roof treatments that complement the area's historic resources.

NORTH AREA



SOUTH AREA



3

COMMUNITY BUSINESS CENTERS (CBCS)

SHAPING THE UNIQUE CHARACTER OF EACH CBC

The District Design Guidelines also identify distinctive urban design features that distinguish each CBC and contribute to its unique identity. Such features include:

- The **distinctive trees** that define each CBC along the Richmond Highway Transit Boulevard.
- **Signature public spaces** such as the Bow-Tie Plaza (Penn Daw), Central Civic Plaza (Beacon/Groveton), and Legacy Park (Hybla Valley-Gum Springs), the designs of which are intended to highlight and memorialize aspects of each CBC's history and natural features.
- Unique types of **linear parks**, including Livability Spines in Penn Daw, Beacon/Groveton, and Woodlawn CBCs and Ecological Spines in North Gateway, Hybla-Valley Gum Springs, and Woodlawn CBCs. See following page for precedent images and descriptions.
- **Commemorative streetscapes and trails** recognizing and linking historic resources, such as the Legacy Corridor (Hybla-Valley-Gum Springs) and Cultural Corridor (Woodlawn).
- **Character-defining natural and built features** such as Cameron Run, the Richmond Highway/I-495 underpass, and gateway features in North Gateway CBC; the Fairchild Park Reserve in Penn Daw; and green buildings in Hybla Valley-Gum Springs CBC.

DISTINCTIVE TREES



SIGNATURE PUBLIC SPACE



COMMEMORATIVE TRAIL



CHARACTER-DEFINING NATURAL FEATURE

